

EIM REAL ESTATE ADVISORS

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OFFICE/RETAIL SPACE FOR LEASE

2600 S. FLORES

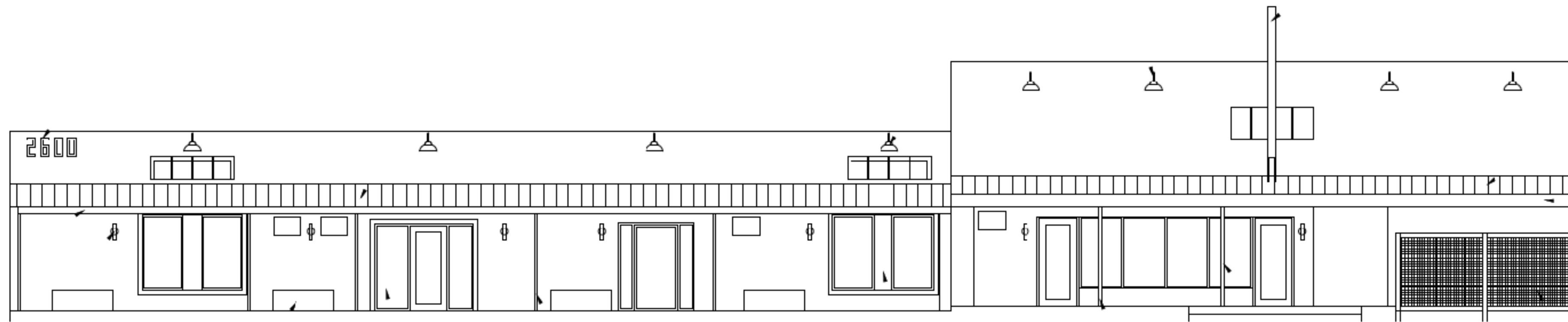
SAN ANTONIO, TX 78204

SPACE DETAILS

ADDRESS:	2600 S. Flores
CITY:	San Antonio
ZIP CODE:	78204
UNIT #:	3
SPACE TYPE:	Offie - Retail
FRONTAGE:	S. FLORES ST.
SPACE SIZE (SF):	1,565
LEASE RATE:	\$14 PSF
LEASE TYPE:	GROSS
ZONING:	IDZ
SUBMARKET:	LONE STAR DISTRICT
AREA	DOWNTOWN

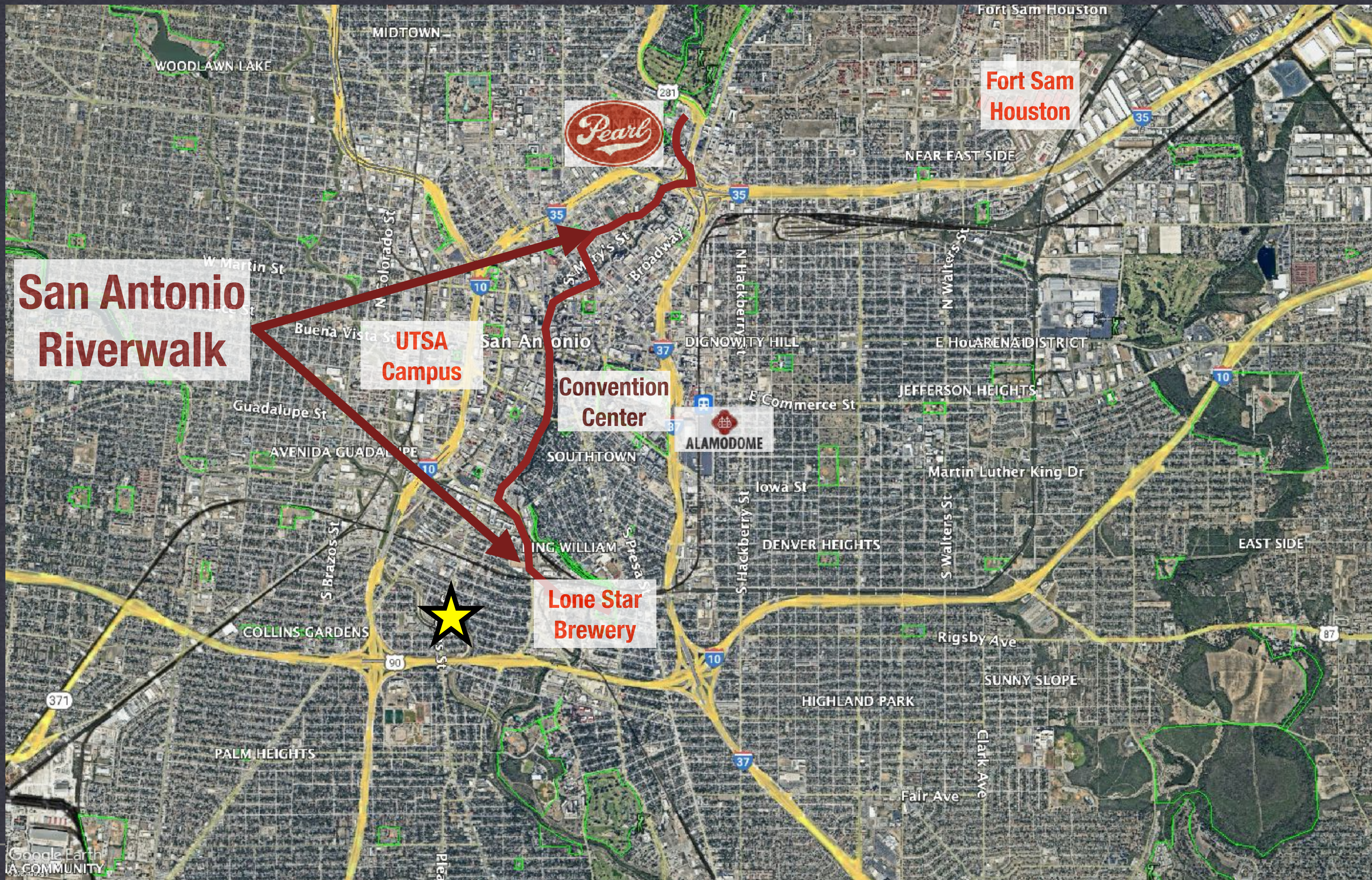
Highlights

- * **Prime Location:** The property is situated at 2600 S. Flores St in San Antonio, TX 78204, offering prominent frontage on South Flores St, a major thoroughfare in Downtown San Antonio. This strategic location provides excellent visibility and accessibility for potential retail or office operations.
- * **Proximity to Amenities:** Located within the Lone Star District, the space is conveniently situated within walking distance to various amenities including coffee shops, restaurants, and other businesses. This proximity enhances the potential for foot traffic and exposure to potential customers or clients.
- * **Access to Downtown San Antonio:** The property is just a 5-minute drive away from the heart of Downtown San Antonio, offering easy access to prominent attractions such as the San Antonio Riverwalk and Lone Star Brewery. Additionally, its close proximity to I-10 facilitates convenient transportation for both customers and employees.
- * **Flexible Usage:** The versatile nature of the space allows for multiple usage options, suitable for retail or office purposes. Its adaptable layout and configuration make it conducive for various business models and operational requirements.
- * **Lease Terms:** Competitive lease terms are available, tailored to suit the specific needs and preferences of tenants. Details regarding lease duration, rental rates, and any additional provisions can be discussed further upon inquiry.
- * **Professional Management:** The property is professionally managed, ensuring prompt response to maintenance requests, efficient communication, and overall smooth operation of the leased space.
- * **Area is locally known as becoming San Antonio's answer to Austin's Rainey Street District.**



2600 S FLORES

SAN ANTONIO, TX 78204



**San Antonio
Riverwalk**

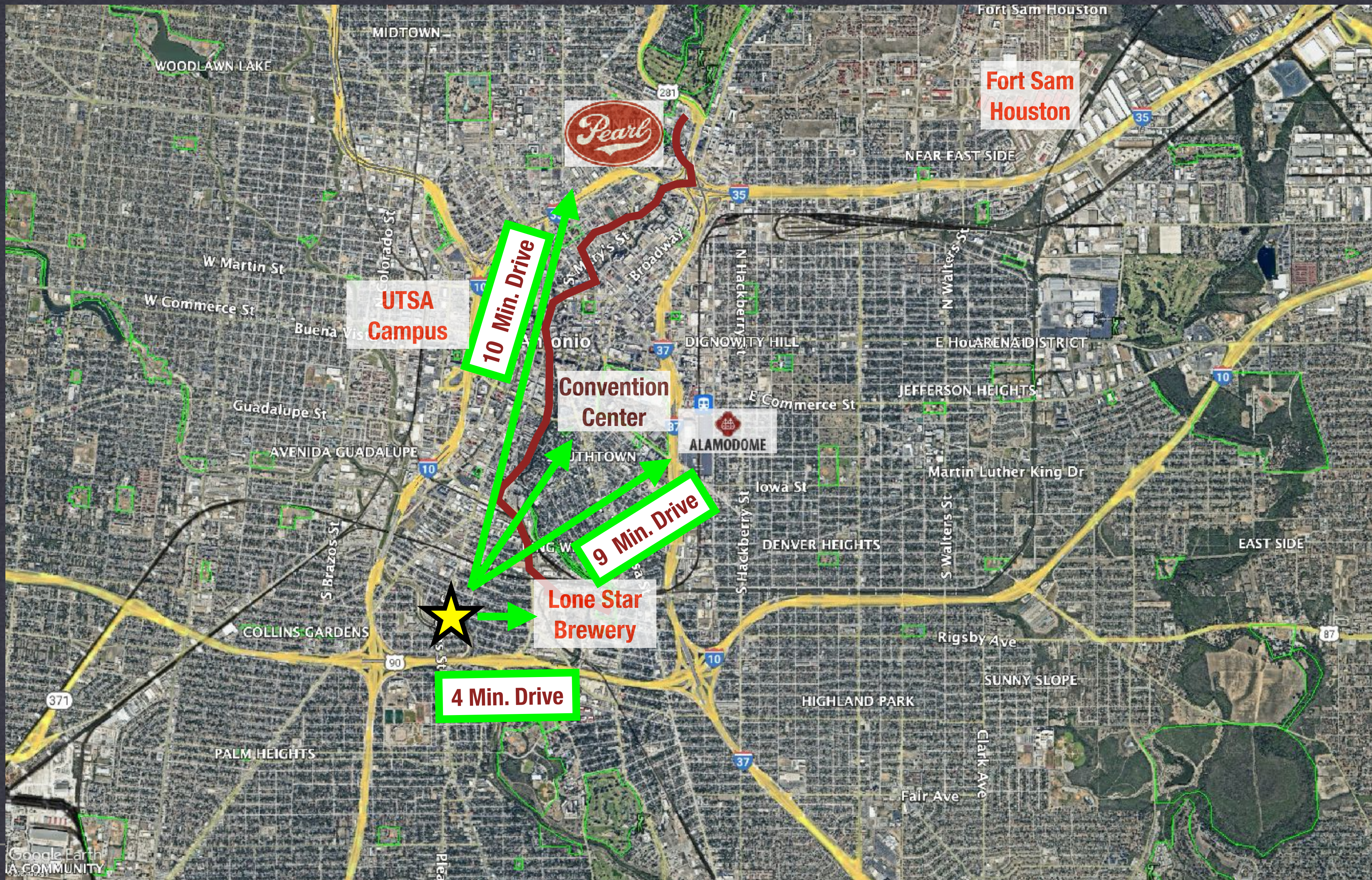
**UTSA
Campus**

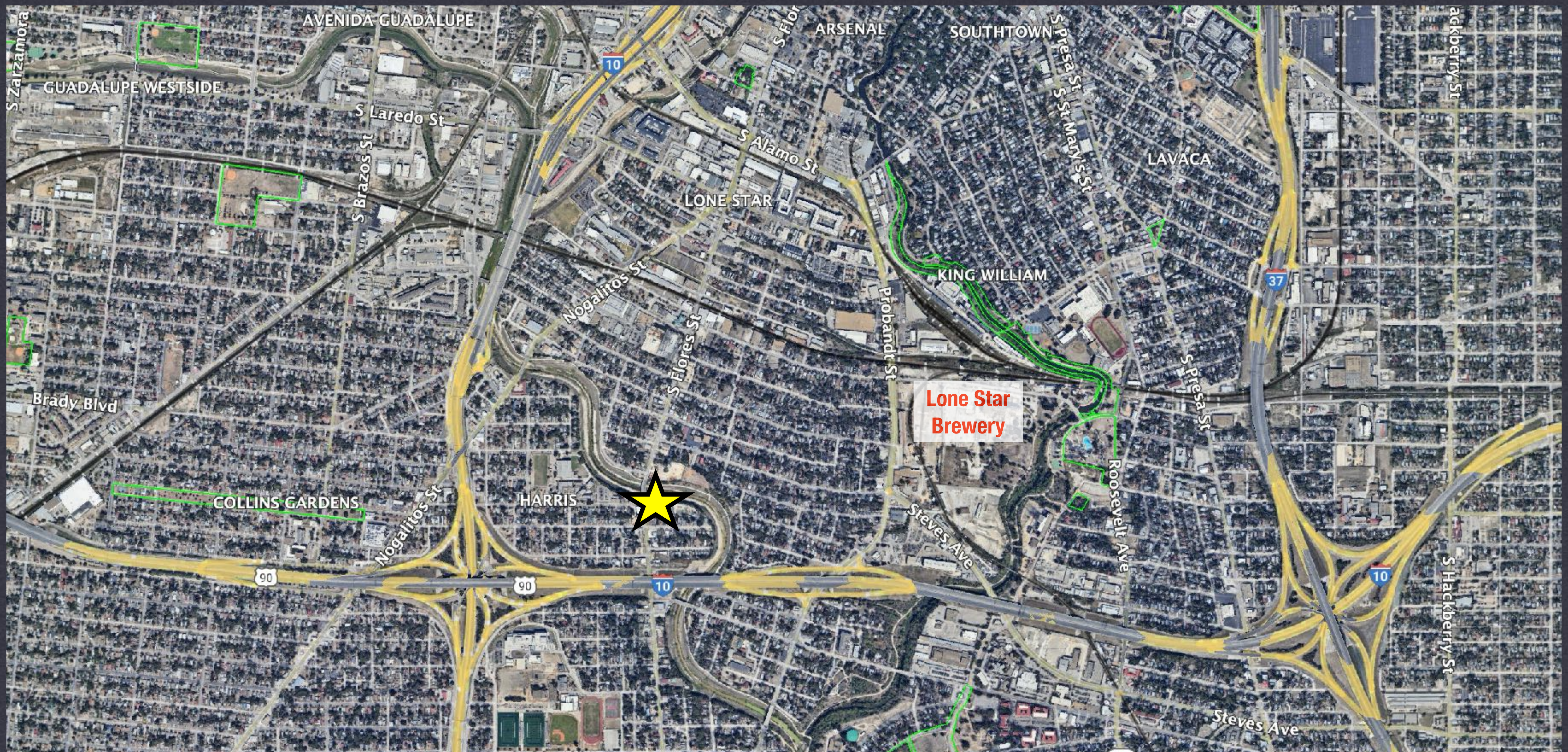
**Convention
Center**

**Lone Star
Brewery**

**Fort Sam
Houston**







AVENIDA GUADALUPE

GUADALUPE WESTSIDE

S Laredo St

S Brazos St

LONE STAR

S Alamo St

ARSENAL

SOUTHTOWN

LAVACA

KING WILLIAM

Nogalitos St

S Flores St

Probandt St

Lone Star Brewery

Brady Blvd

COLLINS GARDENS

HARRIS

Steves Ave

Roosevelt Ave

Steves Ave

S Hackberry St

Sackberry St

S Zarzamora

Spresa St
S St Mary's St

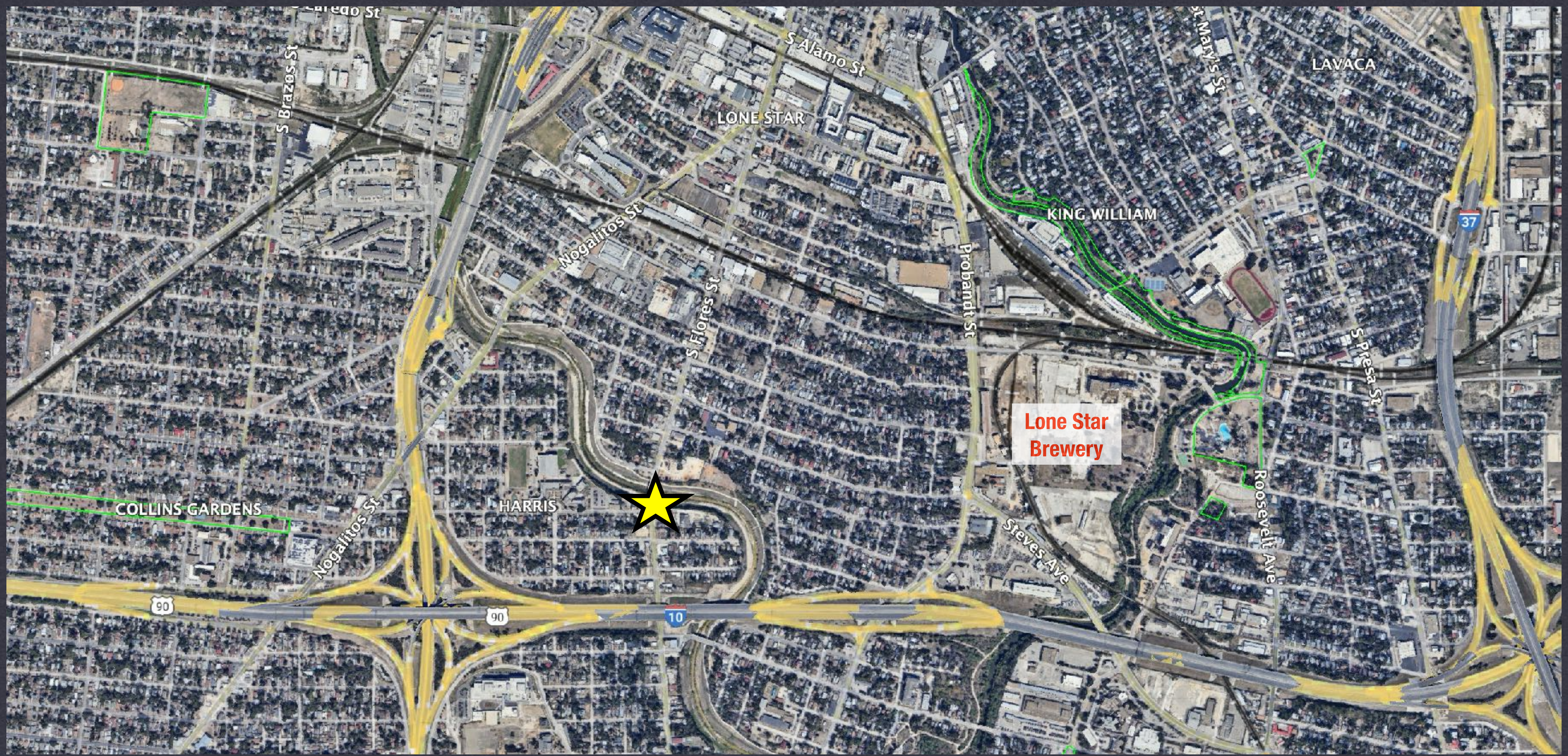
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90

10

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10



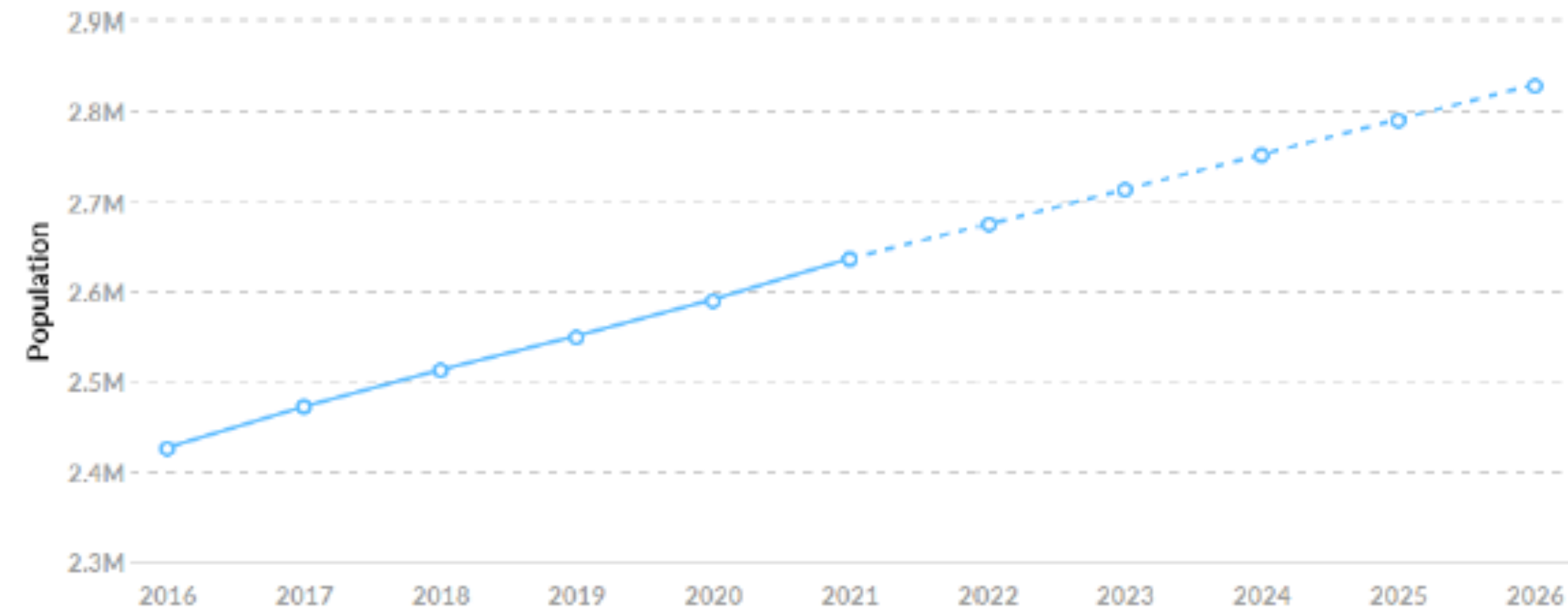
**Lone Star
Brewery**



Historic & Projected Trends

Population Trends

As of 2021 the region's population increased by 8.7% since 2016, growing by 210,264. Population is expected to increase by 7.3% between 2021 and 2026, adding 193,561.



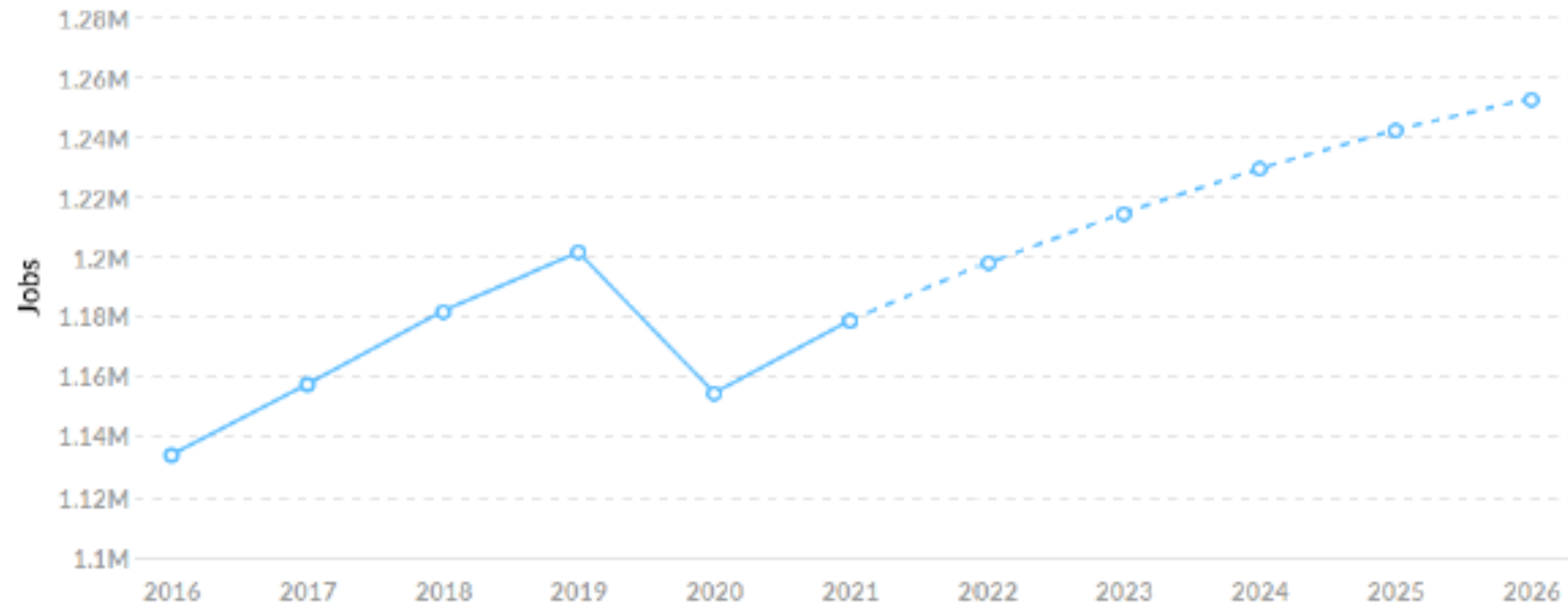
POPULATION TRENDS

SAN ANTONIO - NEW BRAUNFELS MSA

SOURCE: LIGHTCAST Q2-2022 DATA SET - WWW.ECONOMICMODELING.COM

Job Trends

From 2016 to 2021, jobs increased by 4.0% in San Antonio-New Braunfels, TX from 1,133,359 to 1,178,421. This change outpaced the national growth rate of 0.7% by 3.3%.



JOB TRENDS





















SAN ANTONIO - NEW BRAUNFELS MSA

SOURCE: LIGHTCAST Q2-2022 DATA SET - WWW.ECONOMICMODELING.COM

Business Characteristics

151,121 Companies Employ Your Workers

Online profiles for your workers mention 151,121 companies as employers, with the top 10 appearing below. In the last 12 months, 25,635 companies in San Antonio-New Braunfels, TX posted job postings, with the top 10 appearing below.

Top Companies	Profiles	Top Companies Posting	Unique Postings
USAA	17,880 	USAA	12,329 
United States Air Force	14,857 	HCA Healthcare	4,375 
U.S. Army	11,133 	Christus Health	3,494 
H-E-B	9,114 	H-E-B	3,150 
University of Texas	6,129 	Randstad	3,084 
Northside Isd	5,754 	Methodist Hospital	2,639 
University Of Texas Health Sci...	5,213 	CyberCoders	2,558 
City of San Antonio	4,209 	UnitedHealth Group	2,417 
Neisd	4,196 	University Health System	2,347 
Wells Fargo	3,987 	Humana	2,286 

TOP EMPLOYERS

SAN ANTONIO - NEW BRAUNFELS MSA

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